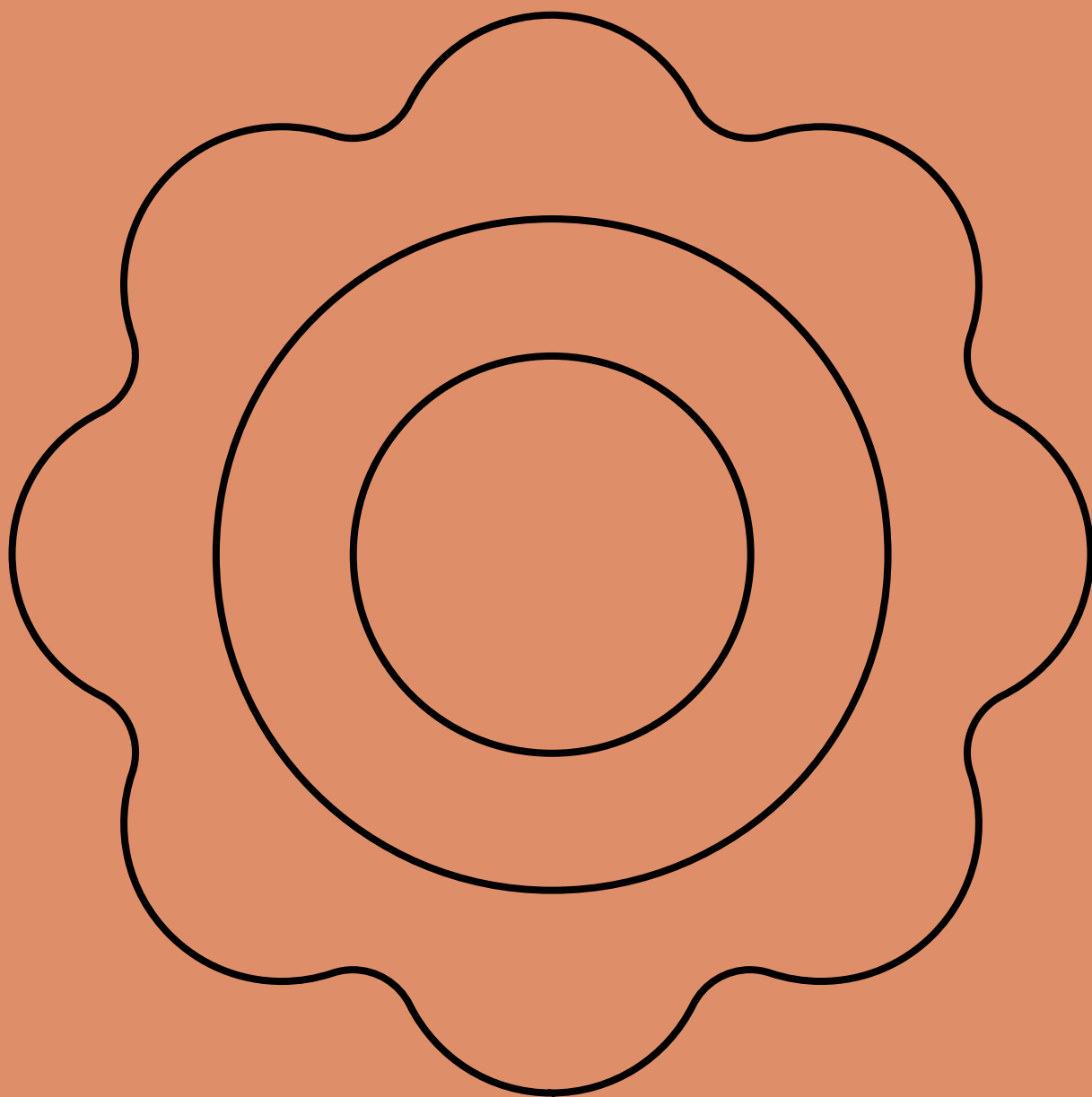




William

The last chance to buy a
new boutique apartment
in Erskineville.





LILLIAN IS NAMED FOR LILLIAN
FOWLER—AUSTRALIA'S FIRST
FEMALE MAYOR, SERVING AS
LOCAL MAYOR FROM 1937 TO 1939.

SHE WAS A STRONG INDIVIDUAL,
AND A CHAMPION FOR
COMMUNITY. THE TYPE OF
PERSON THAT HAS LONG MADE
ERSKINEVILLE SPECIAL.

Introducing Lillian.
Where individuality
meets community.

These are apartments of character—
home to strong individuals who love
inner-city living and a real sense
of community. Places to express
your personal style, while keeping
connected to the people around you.

As Erskineville evolves, Lillian
represents the area's final
boutique residential offering—
a rare opportunity to secure
a home in Sydney's most
coveted creative enclave.



Artist's Impression

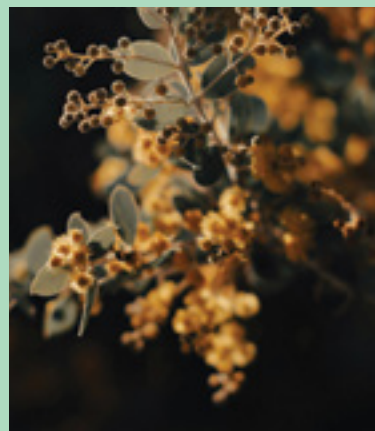
THE RESIDENCES

HOMES OF
RICH

CHARACTER

A boutique offering in a market of large developments. In designing Lillian, architects Silvester Fuller and landscape architects Turf have created a unique building for a very particular place. One that acknowledges the character of Erskineville while delivering a new standard of living to the area—with hotel-style amenity, a park-side setting and vibrant village lifestyle.

Inside are homes of rich and playful character, with many materials crafted locally and sustainably. There's a mix 1, 2 and 3 bedroom apartments—from dual level terrace-style homes at ground level, up to discerning Penthouses with 3 or 4 bedrooms above. All designed to feel more like houses than apartments, with expert craftsmanship and the finest finishes. Whatever your style, there's a forever home right here for you in the heart of Erskineville.



LILLIAN'S ARCHITECTURE PAIRS
TIMELESS CHARM WITH MODERN
DETAIL, ITS SCULPTURAL DORMER
WINDOWS AND CRAFTED FAÇADE
GIVING THE BUILDING A
CHARACTER OF ITS OWN.





A NEW STANDARD FOR ERSKINEVILLE



At the heart of the home, the kitchen's bespoke joinery and beautiful natural materials set a sophisticated tone. The combination of natural timber, beautiful stone and brushed nickel makes for a stylish space. A generous island bench anchors the room, inviting

casual conversation and effortless entertaining. While smart storage, integrated Miele cooking appliances and considered ergonomics ensure it all works for real-world living—whether you're cooking for yourself or entertaining in style.



Step architecturally crafted interiors and through to the generous, open-plan living space. Operable windows are orientated to capture beautiful natural light throughout the day, with rich timber floors and thoughtful dining spaces making for idyllic evenings in.





Artist's Impression

A SPACE TO REFRESH



Bathrooms are just as thoughtful, designed to delineate between wet and dry zones. Wet zones feature a large format tile, richly coloured for a truly immersive bathing experience. While the character of the building continues into the dry zone.



BEDROOMS DESIGNED FOR TRUE RETREAT, WHERE EVERY DETAIL INVITES REST AND RENEWAL.

YOUR PRIVATE SANCTUARY



Lillian bedrooms that feel like your own quiet abode. Master suites feature a stylish en-suite, while more bespoke timber cabinetry runs throughout the bedrooms and study.



Artist's Impression



Artist's Impression

THE PENTHOUSES



TAKING LILLIAN TO THE NEXT LEVEL



These are unique homes characterised by expansive living spaces, upper-level bedrooms with Juliet-style dormer windows, and oversized outdoor terraces that extend your living space out into the fresh air. Finely crafted residences for those seeking a new standard of living and wellness.



ENTERTAIN UNDER THE OPEN SKY



Each outdoor terrace is divided into endless possibilities—with outdoor kitchen, entertaining lounge, lush green gardens, private spa and an outdoor shower for pure convenience—a truly special space up above it all. While elevated interiors frame sweeping Sydney views, with signature dormer windows shaping bedrooms of light, character and distinction.





Artist's Impression

EVERY DETAIL
CONSIDERED



Bathrooms designed for calm and clarity, with rich natural finishes and thoughtful layouts that turn daily rituals into moments of ease.



WHERE COMFORT
COMES NATURALLY



Begin each day in a light-filled kitchen, where crafted stone and bespoke joinery meet sweeping views across Sydney. Generous open-plan living that flows seamlessly to expansive terraces, designed for entertaining or unwinding against a city backdrop.



Artist's Impression



Artist's Impression



THE

AMENITIES



SPACES TO MAKE OURS



Places to connect with others. Places to re-connect with yourself. Lillian’s hotel-style communal spaces have been thoughtfully designed as an extension of the home. A lush rooftop wellness terrace calls with soothing saunas, heated pool and breathtaking vistas to the city. While the wine and

dining pavilion is quite the setting for getting together with friends and neighbours—day or night. All created to nurture the sense of community that makes Erskineville what it is.

DESIGNED FOR WELLBEING AND BELONGING. WHETHER IT’S UNWINDING IN THE ROOFTOP SAUNA OR WATCHING THE SUN SET OVER THE CITY, LILLIAN OFFERS MOMENTS OF RETREAT AND CONNECTION THAT ELEVATE EVERYDAY LIFE.

MAKE YOUR WAY UP TO THE SECLUDED ROOFTOP WELLNESS TERRACE. THE PERFECT SUNSET ESCAPE AT THE END OF THE DAY.





Artist's Impression

A SHOWPIECE FOR SHARED MOMENTS, THE DINING PAVILION OFFERS AN ELEGANT SETTING FOR EVERYTHING FROM INTIMATE CATCH-UPS TO MEMORABLE CELEBRATIONS.

THE PAVILION



Right by the opening of the through-site link, among gardens and an outdoor courtyard, sits the floret-shaped Communal Pavilion. Designed exclusively for residents of Lillian, you can make full use of a shared kitchen, relaxing lounge area and quiet spaces to work.



The centre of the pavilion expands into private dining and entertaining area.



Artist's Impression



FRESH PRODUCE AND
DAILY ESSENTIALS, JUST
STEPS FROM HOME.

CONVENIENCE AT YOUR DOORSTEP

Where convenience
meets character.

At Lillian, everyday essentials meet thoughtful indulgence in a setting designed to enrich daily life. On the ground floor, a curated mix of cafés, boutiques, a grocer, and park-side dining invites residents and visitors alike to linger, explore, and connect. Just steps from the new green heart of the neighbourhood, this collection of shops and eateries creates a vibrant hub that blends convenience with character.

It's a place where mornings begin with a favourite coffee, errands are effortless, and weekends unfold with leisurely browsing or long lunches overlooking the park. More than simply retail, it's a gathering place that fosters a true village atmosphere—spirited, welcoming, and always within reach of home.



Artist's Impression



Artist's Impression

POSITIONED RIGHT OFF THE PARK,
THE FORTHCOMING RETAIL OFFERS
CURATED DINING AND EVERYDAY
ESSENTIALS IN A SETTING DESIGNED
TO ENHANCE COMMUNITY LIFE.





LIFESTYLE AND NEIGHBOURHOOD





THE ERSKINEVILLE WE ALL



Inner-city vitality. A rich and creative culture. Erskineville is the quintessential village in a city of villages. Home to a diverse community where people feel free to be themselves and share their story. This is where we find Lillian, in a tight-knit pocket only moments from the dining, shopping, schools and outdoor spots locals love most. A rare, highly sought-after location long celebrated for its village lifestyle.



BOUTIQUE LIVING RIGHT BY THE CITY

Where village charm
meets urban energy.

While there is a lot to love about Erskineville, it's also blessed with proximity to the CBD and eastern suburbs. There's Newtown's one-of-a-kind nightlife, boutique shopping in Surry Hills and Alexandria's industrial-inspired eateries. Getting to Central Station is only one stop by train, buses stop right along Mitchell Road and the airport is mere minutes down the road. One look at the map and it's clear why this is such a treasured part of Sydney.

- 600M TO ERSKINEVILLE STATION
- 1.5KM TO NEWTOWN
- 3.5KM TO SYDNEY CBD
- 3.5KM TO SYDNEY AIRPORT
- 3 MIN WALK TO COPPER MILL COFFEE
- 6 MIN WALK TO SYDNEY PARK
- 7 MIN WALK TO ERSKINEVILLE PRIMARY SCHOOL





AN ECLECTIC INNER CITY LIFESTYLE

The buzz of the Inner West
on your doorstep.

Here, you'll be living Erskineville's much-loved village lifestyle. The leisurely Kooka Walk—a shared pedestrian and cycling boulevard—will connect Lillian and the community with new park-side shops, curated dining, small bars, and a premium supermarket. It's also just a short stroll along the Jacaranda-lined streets to the village high street, awash with charming boutiques, local eats and friendly conveniences.

Just a little further up Erskineville Road and you're in Newtown—and the heart of Sydney's Inner West. King Street and Enmore Road buzz day and night with an energy only found here. From leading restaurants to culture-defining bars and iconic entertainment venues like the Enmore Theatre and The Vanguard.

PISTOU
NEIGHBOURHOOD
FAVOURITE
PISTOU SERVES UP
FRENCH-INSPIRED
COMFORT FOOD
WITH A WARM,
LOCAL TOUCH.



HIVE BAR
A COSY ERSKINEVILLE
INSTITUTION, HIVE BAR POURS
CRAFT DRINKS IN AN EASY-
GOING, ECLECTIC SETTING.



SURRY HILLS
FROM ERSKINEVILLE TO NEARBY
SURRY HILLS, THIS IS A POCKET
OF SYDNEY RENOWNED FOR ITS
VIBRANT LGBTQ+ COMMUNITY
AND INCLUSIVE SPIRIT.



UTS
WITH SYDNEY UNIVERSITY,
UTS AND UNSW ALL WITHIN EASY
REACH, LILLIAN IS PERFECTLY
PLACED FOR ACADEMICS.



NEWTOWN
FROM LIVE MUSIC TO LATE-
NIGHT ENERGY THE INNER
WEST IS SYDNEY'S BEST SPOT
FOR ALL KINDS OF NIGHTLIFE.



ERKO PANTRY
ERSKINEVILLE'S CAFÉS
HUM WITH LOCALS OVER
PERFECTLY BREWED COFFEE
AND LAID-BACK BRUNCH.



THE IMPERIAL HOTEL
A TRUE ERSKINEVILLE ICON, THIS IS WHERE
CREATIVITY, INCLUSIVITY AND GOOD TIMES
COME TOGETHER—AN ENDURING SYMBOL
OF THE SUBURB'S VIBRANT SPIRIT.



MCPHERSON PARK AND
NEARBY SYDNEY PARK
PROVIDE LEAFY RETREATS,
PLAYGROUNDS, SPORTS
AREAS, AND SWEEPING VIEWS,
ALL JUST STEPS FROM HOME.

LIFE ON THE PARK

Embrace park-side
lifestyle.

Where kids can run, or pooches can play. Directly across Kooka Walk will be the new McPherson Park—designed by landscape architects Turf with 7,500sqm of open green space and beautiful tree canopy designed to bring native species back to the inner city. This will be the ideal setting for morning yoga, family picnics or community markets that you

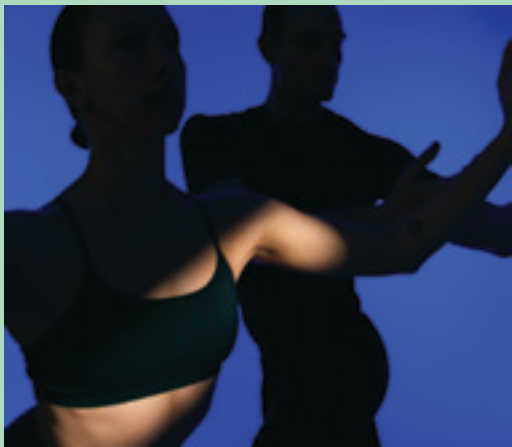
can see from the front door. Walk a few minutes to the south and you're at Sydney Park—one of the city's largest with extensive off-leash areas, rolling hills, large playground, children's cycle track, skate park, wetlands, sports oval and outdoor fitness areas.



LOCAL EDUCATION
FAMILIES ARE WELL-SERVED WITH ERSKINEVILLE PUBLIC SCHOOL AND ST MARY'S CATHOLIC PRIMARY. JUST MINUTES AWAY RENOWNED OPTIONS SUCH AS NEWTOWN HIGH SCHOOL OF THE PERFORMING ARTS AND NEWTOWN PUBLIC SCHOOL OFFER EXCEPTIONAL OPPORTUNITIES FOR GROWING MINDS.



KING STREET
JUST MINUTES AWAY, NEWTOWN'S KING STREET IS LINED WITH ECLECTIC BOUTIQUES AND ONE-OF-A-KIND FINDS.



PACT CENTRE FOR EMERGING ARTISTS
THEATRE SPACE CHAMPIONING
EXPERIMENTAL AUSTRALIAN
STORYTELLING.



MOSH PIT BAR
ON KING STREET, LIVE MUSIC PULSES
NIGHTLY—FROM OPEN-MIC AND BAND
NIGHTS TO VIBRANT LOCAL ACTS
LIGHTING UP THE STAGE.



SYDNEY FRINGE
ERSKINEVILLE COMES ALIVE EACH YEAR AS
PART OF THE SYDNEY FRINGE, WITH LOCAL
VENUES TRANSFORMED INTO VIBRANT
STAGES FOR ART, MUSIC AND PERFORMANCE.



ERSKINEVILLE COMEDY CLUB
EVERY THURSDAY COMEDIANS PERFORM
AT THE HIVE BAR, CREATING AN INTIMATE
LOUNGE-STYLE STAND-UP EXPERIENCE.

CULTURALLY CREATIVE

Inspired daily life.



THE ELLIOTT EYES COLLECTION
PRIVATE CONTEMPORARY ART
COLLECTION EXHIBITED IN A
VICTORIAN TERRACE.



COLOURFUL STREET ART ADDS A LAYER
OF CHARACTER AND CREATIVITY TO
ERSKINEVILLE'S VILLAGE STREETS.



EGG RECORDS
CRATE-DIG TREASURES IN NEARBY
NEWTOWN, A BELOVED INDIE STORE FOR
NEW, USED AND HARD-TO-FIND VINYL.



TOM BASS SCULPTURE STUDIO
AN ATELIER STYLE SCULPTURE SCHOOL
AND AN ERSKINEVILLE INSTITUTION.



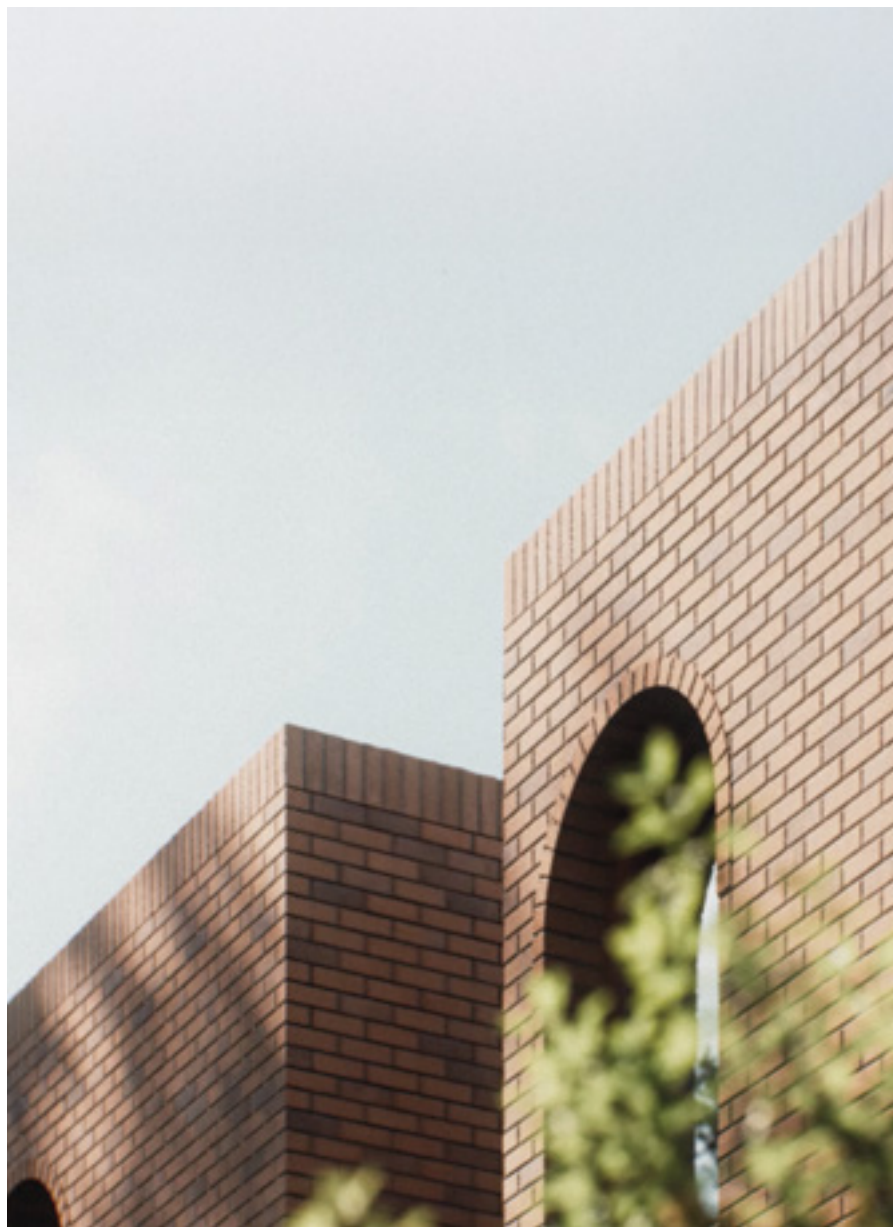
NATIONAL INSTITUTE OF DRAMATIC ART
NIDA, BASED IN NEARBY RANDWICK,
IS AUSTRALIA'S NATIONAL DRAMATIC ARTS
EDUCATOR FOR CAREERS IN STAGE, SCREEN,
AND INTERACTIVE ENTERTAINMENT.

This is a community that celebrates creativity in all its forms. The design for Lillian and the surrounding neighbourhood features extensive public art by local creatives, including First Nations artist Lucy Simpson, weaving culture and storytelling into the everyday fabric of the precinct. Beyond its walls,

Erskineville thrives with a spirit of expression—streets humming with galleries, studios, vibrant street art and a creative energy that feels distinctly Inner West. It's a place where inspiration is part of the landscape, and where artistry is lived as much as it is observed.



A SHARED BELIEF IN BETTER



CORONATION
BUILDER/DEVELOPER

We are specialists in delivering innovative mixed-use urban renewal precincts.

We combine deep local knowledge with decades of on-the-ground experience and we're not afraid to challenge convention; constantly asking if there is a better way of doing things. It's this relentless pursuit of betterment that has raised the bar for what our customers and partners can expect from a Coronation project.

As a fully integrated business we are able to deliver impeccable quality at impressive speed—run by a team with extensive hands-on experience across all phases of development. And when we do partner, we partner with the best award-winning architects and designers, and tier 1 engineering and construction consultants.

ASHBURY TERRACES BY CORONATION, A RARE COLLECTION OF TERRACES AND APARTMENTS IMMERSSED IN GREENERY AND SET WITHIN THE HERITAGE-LISTED CONSERVATION SUBURB OF ASHBURY.

SILVESTER FULLER
ARCHITECTS

Silvester Fuller is an architecture and interior design studio based in Sydney Australia. We approach each project as a unique challenge, yet all are focused on creating environmentally, socially and economically sustainable spaces for living. They share a rationality of thought, often with surprising outcomes. Our projects share a rationality of thought, often with surprising outcomes. To identify project concepts our team draws on expertise across a diverse range of disciplines from architecture, product design, digital fabrication and interior design.



LOFTUS LANE BY SILVESTER FULLER. A BUILDING WITH A SINGULAR IDENTITY; ONE WITH A MOVEMENT THAT ENABLES EACH APARTMENT TO RESPOND TO IT'S LOCATION.



JAD SILVESTER AND PENNY FULLER, FOUNDERS, SILVESTER FULLER



SIMEON KING, DIRECTOR, TURF DESIGN

TURF
LANDSCAPE ARCHITECTS

We believe in the power of place. Designing places that nurture the human spirit and meet the social, economic and environmental challenges of our future. Our practice has a rich history of major projects that encompass the full spectrum of designing place. From inner-city neighbourhood revitalisations to ecologically focused parks, we integrate urban form and ecology to create environments for cultural and economic growth.



AT CENTRAL PARK WE CREATED A NETWORK STREETS, PARKS, AND PLAZAS, TRANSFORMING THE HISTORIC SITE INTO A COHESIVE AND VIBRANT PLACE FOR COMMUNITY.

This is the last chance to buy a new boutique apartment in Erskineville. A rare opportunity to be part of a truly special community, rich in heritage and character.

Set amongst leafy streets and heritage terraces, these homes blend modern comfort with the neighbourhood's timeless charm. With so few available, it's a chance that may never come again.



ERSKINEVILLE'S RICH HISTORY, FROM ITS INDUSTRIAL ROOTS TO ITS VIBRANT CREATIVE COMMUNITY, GIVES THE SUBURB A BOLD, DISTINCTIVE CHARACTER. LILLIAN DRAWS ON THIS ENERGY, BLENDING HERITAGE CHARM WITH CONTEMPORARY LIVING.



THE LAST CHANCE TO BUY
A NEW-BUILD APARTMENT
IN ERSKINEVILLE

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Design by **Frost***

